

Date of Meeting: March 21, 2006

**BOARD OF SUPERVISORS
FINANCE/GOVERNMENT SERVICES COMMITTEE**

INFORMATION ITEM

#2a

SUBJECT: Proposed FY07-12 Fiscal Plan – CIP – Options
Historic Properties Priority Report.

ELECTION DISTRICT: Countywide

BACKGROUND: At the December 20, 2005 Finance/Government Services Committee meeting, staff presented an updated situational analysis and staff recommendations on the feasibility of divestiture of County-owned historic properties. During the discussion, the Committee directed that staff work with the Parks and Recreation Advisory Board and the Loudoun Convention and Visitors Association to provide an inventory of historic properties, dates they were acquired, identification of friends' groups and recommendations regarding value as tourism attraction that the Board of Supervisors could consider during their Proposed FY07 Budget deliberations. (This project is reflected on page 496 in the Proposed FY07-12 CIP.) Staff discussed this project at the Finance/Government Services Committee meeting on February 21, 2006 as part of the general overview on the Proposed FY07-12 CIP indicating that further details would be provided at the March 21, 2006 meeting. A Historic Structures Status Report for projects underway is included (Attachment 4).

At its March 4, 2006 meeting, the Parks and Recreation Advisory Board voted unanimously (9-0-0) to endorse the Historic Properties Priority Report.

At the March 21, 2006 Board business meeting, Vice Chairman Bruce E. Tulloch requested that the Board of Supervisors refer this item to the Finance/Government Services Committee as part of the Proposed FY07-12 CIP deliberations.

Input for the creation of these recommendations was provided by a work group comprised of Paul Brown (Loudoun County), Tracey Gillespie (Morven Park), Debbie Heimbarger (Loudoun County), Cheryl Kilday (Loudoun Convention and Visitors Association – LCVA), Mark Novak (Loudoun County), Doug Pickford (Northern Virginia Regional Commission), Diane Ryburn (Loudoun County), Heidi Siebentritt (Loudoun County), Steve Torpy (Loudoun County), Su Webb (Park Board), and Carol Welti (LCVA).

As a result of the Committee's direction, a priority list of the properties was developed, giving the highest ranking to tourist destinations (Attachment 1). In addition, the outcome of the task force's work resulted in the following:

- (1) a draft inventory was reviewed for format and content;

- (2) a priority list was established with properties that relate to tourism value as well as identifying facilities of historical significance operated or planned by PRCS (Attachment 2);
- (3) a priority list was developed by capital spending based on perceived risks in relation to potential loss or degradation of the Historic Resources (Attachment 3).

Due to their investment of community volunteer time, funding and commitment, Cheryl Kilday, LCVA President, Su Webb, Chairman of the Parks and Recreation Advisory Board and Diane Ryburn, PRCS Director, hosted, on behalf of the work group, an informational meeting with Historic Properties Advisory Group members to inform them of the Committee's work and recommendations prior to presentation to the Board of Supervisors.

SUMMARY: In the County Administrator's FY 2007 proposed fiscal plan, this subject is addressed in the Capital Improvement Program Options. In the Historic Properties option, \$350,000-\$500,000 is projected to be the cost for an engineering assessment of the County's historic properties. The assessment would provide the Board of Supervisors with a comprehensive report on the conditions of the historic properties along with a listing of the scope and work needed to complete the restoration work. This report would provide the needed information for future funding considerations which would allow for these properties to reach their full potential as tourism locations.

ATTACHMENTS: Attachment 1 – PRCS Historic Resources Inventory.
Attachment 2 – Tourism Value
Attachment 3 – Recommendation regarding Capital Spending Priorities based on risks
Attachment 4 – Historic Structures Status Report

STAFF CONTACT: Diane Ryburn, Director, Department of Parks, Recreation and Community Services; Deborah Heimburger, PRCS Capital Project Manager

Historic Resources Inventory

(in chronological order of acceptance)

Historic Site (*)	National Register Site	Date Acquired
Carver Center in Purcellville		1905
Bluemont CC		1965
Hillsboro CC		1977
Lanesville Heritage Area/Lanesville Ordinary	Yes	1990
Lanesville Heritage Area/Bridges Schoolhouse	Yes	1990
Lucketts CC – National Register of Historic Places	Yes	1990
Vestals Gap Road	Yes	1990
Keep Loudoun Beautiful Bridge		1991
Banshee Reeks - Log Cabin at Elgin Complex		1996
Banshee Reeks - Bank Barn		1996
Banshee Reeks - Visitor Center		1996
Banshee Reeks - Spring Houses (2)		1996
Stone House at Harper Park		1996
EE Lake Store		1996
Mt. Zion Church and the Carolina Road	Yes	1998
Cooks Toll House on Goose Creek		2005
Hopkins Mill on Goose Creek		2005
Elizabeth Locks - Little River Navigational Canal System		2005
Kephart Bridge		2005
Lovettsville Park – Homestead		2005
Slave Quarters at Arcola and House		2005
North Street		Leasing from schools
Settle Dean House		Currently in process
Douglass School – Oral History		Leasing from schools

(*) All sites listed have either a Friends' group or a Volunteer Advisory Board working actively.

Tourism Value

1. Mt. Zion Church
 - Carolina Road
 - African American Cemetery
2. Elizabeth Mills Historic Area
 - Cooks Toll House
 - Elizabeth Locks
 - Hopkins Mill
 - Kephart Bridge
 - KLB Bridge
 - Potomac Heritage National Scenic Trail
3. Arcola Slave Quarters and House
4. Lanesville Heritage Area
 - Vestals Gap Road
 - Bridges Schoolhouse
 - Lanesville Ordinary
 - Guilford Signal Station
5. Banshee Reeks Nature Preserve
 - Log Cabin at Elgin Complex
 - Bank Barn
 - Visitors Center
 - Spring Houses
6. Lovettsville Homestead
7. Anticipated Static Displays for the near future
 - EE Lake Store
 - Stone House at Harper Park
 - Settle Dean Cabin

PRCS Facilities currently in operation or planned to be in operation within the next two years:

1. Bluemont Community Center
2. Carver Center (planned)
3. Hillsboro Community Center
4. Lanesville Heritage Area
5. Lucketts Community Center
6. North Street (planned)

Recommendation regarding Capital Spending Priorities based on risks (the perceived risk is in relation to potential loss or degradation of the Historic resource. The list is a reflection of properties from those most at risk to those least at risk)

1. Mt. Zion Church and Carolina Road
 - Carolina Road
 - African American Cemetery
2. Arcola Slave Quarters and House
3. Lovettsville Homestead (fencing)
4. Elizabeth Mills Historic Area
 - Cooks Toll House
 - Elizabeth Locks
 - Hopkins Mill
 - Kephart Bridge
 - KLB Bridge
 - Potomac Heritage National Scenic Trail
5. Lanesville School House

Note: Banshee Reeks requires additional staffing to realize tourism potential.



County of Loudoun Parks, Recreation and Community Services

Historic Structures Status Report

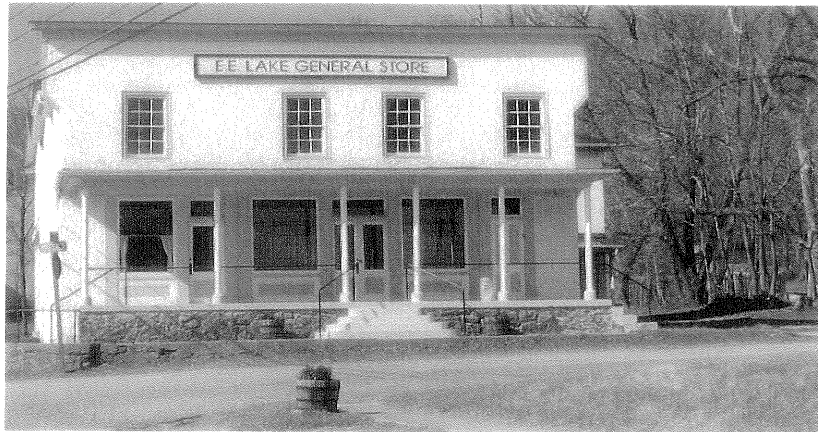
The Department of Parks, Recreation and Community Services is currently responsible for the following properties:

Property: **Arcola Slave Quarters**
Location: **Dulles District**
Citizen's Group: **Friends of the Slave Quarters**
Staff Liaison: **Steve Torpy (acting)**



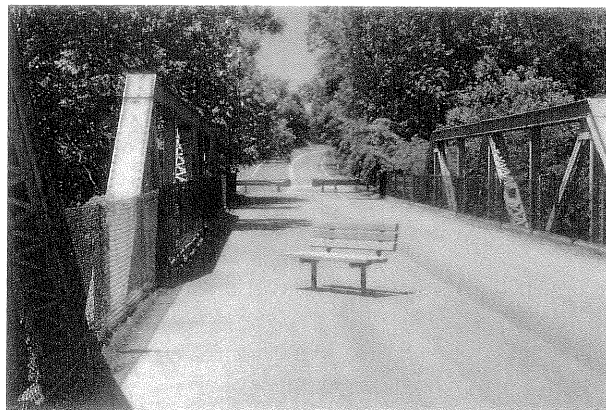
The Slave Quarters were proffered to the County along with 6 acres and a 2-story frame tenant house by the Buchanan Companies. This structure is representative of an often overlooked branch of Loudoun's history. The County only recently acquired the property, and the Buchanan Companies offered an additional \$8,000 toward its immediate stabilization. David Gibney of Historic Restoration Specialists, who also completed work on the Settle-Dean Cabin and restoration of the windows and shutters at Mount Zion Church, will begin this work on January 10, 2006. Following stabilization, archaeological and structural evaluations will need to be conducted to determine future projects and funding requirements as well as programming for the site. There is no other funding in place for this project.

Property: **E.E. Lake Store**
Location: **Blue Ridge District**
Citizen's Group: **Bluemont Citizens Association**
Staff Liaison: **Debbie Heimburger**



The E.E. Lake Store in Bluemont has undergone extensive exterior restoration to protect the building from deterioration. However, it lacks the plumbing facilities required for public use and so further restoration has been halted. The County took ownership in 1996 and is working with the Bluemont Citizens' Association using TEA21 funds to continue restoration efforts. A boundary survey has just been completed and a potential well site has been located; a septic system will not be possible so an alternative will be explored. The citizens' group plans to restore the interior of the building, which houses extensive wood cabinetry from its prior function as a post office and general store, for revenue-generating activities and tours.

Project: **Route 7 / Goose Creek Bridge Rehabilitation**
Location: **Catoctin District**
Citizen's Group: **Joan Rokus / Goose Creek / KLB**
Staff Liaison: **John McCarthy**



The great depression era Goose Creek Bridge was built in 1932. The bridge is considered to be a modified pony truss structure. As highway design loads increased coupled with current bridge design standards the pony truss structures were rendered obsolete.

The current plans are to repair the bridge structure to become a pedestrian friendly structure to connect to the historic Potomac Heritage National Scenic Trail. In addition, improvements to the adjacent Keep Loudoun Beautiful Park will complement the adjacent land and river areas surrounding to the bridge.

Construction documents are 60% complete at this time. These documents have been reviewed by PRCS staff and are currently under review by VDOT. The project is on schedule for Phase 1 repairs (improvements to the bridge deck and below) to begin August 2006. Phase 2 repairs (improvements above the bridge deck) are pending approval of additional funding.

Property: **Mount Zion Primitive Baptist Church**
Location: **Dulles District**
Citizen's Group: **Mount Zion Church Preservation Association**
Staff Liaison: **Debbie Heimburger**



This building resides on 4.8 acres in the southeast quadrant of Rts. 50 and 15, near Gilbert's Corner. It was constructed in 1851 to serve a conservative branch of the Baptist church. During the Civil War it was used as the staging grounds for raids by General Mosby and also served as a field hospital at the time of the Battle of Gettysburg in 1865. It suffered damages during the war for which the trustees were later compensated in the 1907, and some restoration work was done at that time to rebuild the damaged elements. The church began meeting there again, but once it disbanded the property was abandoned until the trustees conveyed it to the County in 1998. Since that time grant monies have been obtained through the Department of Historic Resources and VDOT to perform various stabilization and engineering projects. Numerous archaeological studies have been conducted, contracted directly by the MZCPA. PRCS just completed an extensive engineering survey to compile construction plans to address a bowing wall on the west of the building, which is a symptom of a failed foundation. The plans have been completed and a detailed estimate compiled for several stages of construction to

address the foundation issues and bowing wall, bring the building into code compliance for use by the citizens, and restore it to a structure interpreted to the height of its original use so that it can serve as a revenue-generating facility for functions, events and tours. These plans are in review by VDOT and DHR in compliance with grant requirements. The budget estimate prepared in April 2005 was \$9.7M for all phases of the work to be completed at one time. There is currently \$69,000 in funding toward this work.

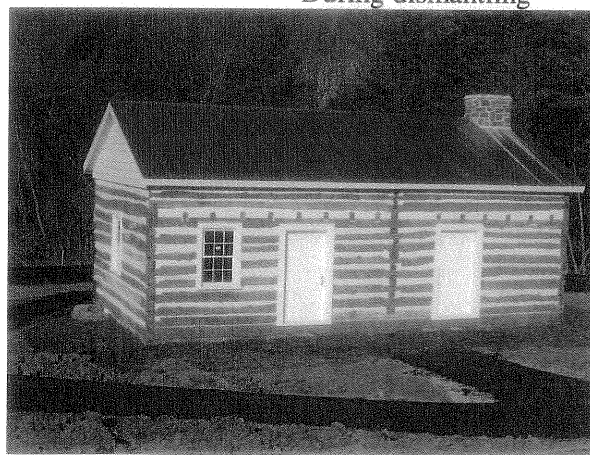
Property: **Settle-Dean Cabin**
Location: **Dulles District**
Citizens' Group: **None**
PRCS Liaison: **Debbie Heimburger**



Before



During dismantling



After

The Settle-Dean Cabin is in the process of being conveyed to the County under proffers associated with South Riding. Toll Brothers salvaged the structure and hired David Gibney of Historic Restoration Specialists to reconstruct the seriously dilapidated building for interpretive uses. Mr. Gibney, who also repaired the windows and shutters at Mount Zion and will be stabilizing the Arcola Slave Quarters, has voluntarily provided a historically-accurate representation of this small two-room log cabin, including flooring, painting and provisions for future electrical work if the County pursues it. The developer is

constructing the road in front of the cabin and will provide asphalt trails for pedestrian access. No additional funding is in place for this structure. Future improvements to be considered include interior lighting, interpretive signage, and landscaping.

Property: Stone House at Harper Park

Location: Catoctin District

Citizen's Group: Friends of Stone House at Harper Park

Staff Liaison: Debbie Heimburger



The Stone House was proffered by KSI as part of the Potomac Station development on the eastern boundary of the Town of Leesburg. The structure was located at the proposed intersection of Rt. 7 and the River Creek Parkway, so with a proffer contribution of \$25,000 was relocated to property gifted to the County by the Hamblett family (deed was executed in 1997 and had a reversionary clause effective March 3, 2003). The terms of the gift included stipulations that the structure be restored and used as a visitor's center / museum. Grant funding from VDOT with a match from local funds was used toward development of construction documents to restore the building, construct a restroom facility, extend utilities, and construct access road, walking trail, parking area and landscaping improvements. The plans were completed in 2004; however, the reversionary clause language in the deed precludes the County's ability to proceed with construction. Attempts to coordinate a new deed with the landowner have been fruitless. A cost estimate prepared in 2003 was for \$492,000. Two new VDOT awards have been approved for the property totaling \$211,000, but the monies cannot be allocated unless the County has ownership of the land.